

090.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

640,900 / 640,900

USE VALUE:

640,900 / 640,900

ASSESSED:

640,900 / 640,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
11		MARTIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WARD ANDREW F	
Owner 2: OOSTING SASKIA E	
Owner 3:	

Street 1: 11 MARTIN STREET
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: BIONELLI JOHN -
Owner 2: D'ANGELO LISA -
Street 1: 11 MARTIN STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION									
This parcel contains 3,704 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D				Topo	8	Ledge			
s				Street					
t				Gas:					

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										58109		
101	3704.000	269,100		371,800	640,900										GIS Ref		
Total Card	0.085	269,100		371,800	640,900										GIS Ref		
Total Parcel	0.085	269,100		371,800	640,900										Insp Date		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	410.83	/Parcel:	410.8									12/13/08		

PREVIOUS ASSESSMENT										Parcel ID			
090.0-0005-0009.0										Notes	Date		

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	V	Tst	Verif	Notes	Date
2020	101	FV	269,100	0	3,704.	371,800	640,900	640,900	Year End Roll			12/18/2019	
2019	101	FV	225,500	0	3,704.	377,100	602,600	602,600	Year End Roll			1/3/2019	
2018	101	FV	214,500	0	3,704.	281,500	496,000	496,000	Year End Roll			12/20/2017	
2017	101	FV	214,500	0	3,704.	254,900	469,400	469,400	Year End Roll			1/3/2017	
2016	101	FV	214,500	0	3,704.	244,300	458,800	458,800	Year End			1/4/2016	
2015	101	FV	209,200	0	3,704.	207,100	416,300	416,300	Year End Roll			12/11/2014	
2014	101	FV	209,200	0	3,704.	196,500	405,700	405,700	Year End Roll			12/16/2013	
2013	101	FV	209,200	0	3,704.	187,000	396,200	396,200				12/13/2012	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
BIONELLI JOHN,	55063-181		7/28/2010		402,000	No	No										
SISTARE STEVEN	28894-281		7/29/1998		245,500	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
1/26/2017	92	Redo Bas	30,570	O						8/24/2017	Permit Visit	DGM	D Mann				
12/20/2012	1679	Manual	17,080	C						8/24/2017	Left Notice	DGM	D Mann				
9/20/2010	2026	Addition	239,000							4/10/2013	Info Fm Prmt	MM	Mary M				
										12/13/2008	Meas/Inspect	345	PATRIOT				
										4/6/2000	Inspected	264	PATRIOT				
										1/28/2000	Measured	264	PATRIOT				
										2/15/1994		PM	Peter M				

Sign: VERIFICATION OF VISIT NOT DATA   /  /

